120.0	0006	0005.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	760,700 /	760,700
					USE VALUE:	760,700 /	760,700
					ASSESSED:	760,700 /	760,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
64		MORNINGSIDE DR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	P&M CARUSO FAMILY LLC
Owner 2:	C/O PAUL CARUSO
Owner 3:	
Street 1:	63 MORNINGSIDE DRIVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	DENNING DONALD R/TRUSTEE -
Owner 2:	DENNING NOMINEE TRUST -
Street 1:	64 MORNINGSIDE DR
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 8,853 Sq. Ft. of land mainly classified as One Family with a Split Level Building built about 1958, having primarily Vinyl Exterior and 1516 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 9 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8853.000	280,800		479,900	760,700
Total Card	0.203	280,800		479,900	760,700
Total Parcel	0.203	280,800		479,900	760,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 501.78 | /Parcel: 501.7

Legal Description

User Acct 77561

GIS Ref

GIS Ref

Insp Date 10/17/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 120.0-0006-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	280,800	0	8,853.	479,900	760,700	760,700	Year End Roll	12/18/2019
2019	101	FV	281,800	0	8,853.	479,900	761,700	761,700	Year End Roll	1/3/2019
2018	101	FV	281,800	0	8,853.	411,400	693,200	693,200	Year End Roll	12/20/2017
2017	101	FV	281,800	0	8,853.	383,900	665,700	665,700	Year End Roll	1/3/2017
2016	101	FV	281,800	0	8,853.	329,100	610,900	610,900	Year End	1/4/2016
2015	101	FV	238,100	0	8,853.	294,800	532,900	532,900	Year End Roll	12/11/2014
2014	101	FV	238,100	0	8,853.	272,900	511,000	511,000	Year End Roll	12/16/2013
2013	101	FV	238,100	0	8,853.	260,200	498,300	498,300		12/13/2012

!9312!

PRINT

Date	Time
12/10/20	23:48:31

LAST REV

Date	Time
02/19/19	13:09:34
ekelly	
9312	

USER DEFINED

Prior Id # 1:	77561
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DENNING DONALD	1437-56		7/1/2013	Abutter	475,000	No	No		
DENNING DONALD	1187-24		5/5/1998	Convenience	1	No	No		Barbara Denning dod 6/19/2011
	728-158		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
10/17/2018	MEAS&NOTICE	CC	Chris C
6/10/2009	Measured	189	PATRIOT
2/16/2000	Measured	268	PATRIOT
1/1/1982		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8853		Sq. Ft.	Site		0	70.	0.77	4									479,916						479,900	

Total AC/HA: 0.20324 | Total SF/SM: 8853 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 479,916 | Spl Credit | Total: 479,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	21 - Split Level		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1958	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:	1	Rating:	Average
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	0.99742496
Adj $ / SQ:	127.920
Other Features:	103500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	344925
Depreciation:	64156
Depreciated Total:	280769

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	3	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	3	
Totals			
1	9	3	

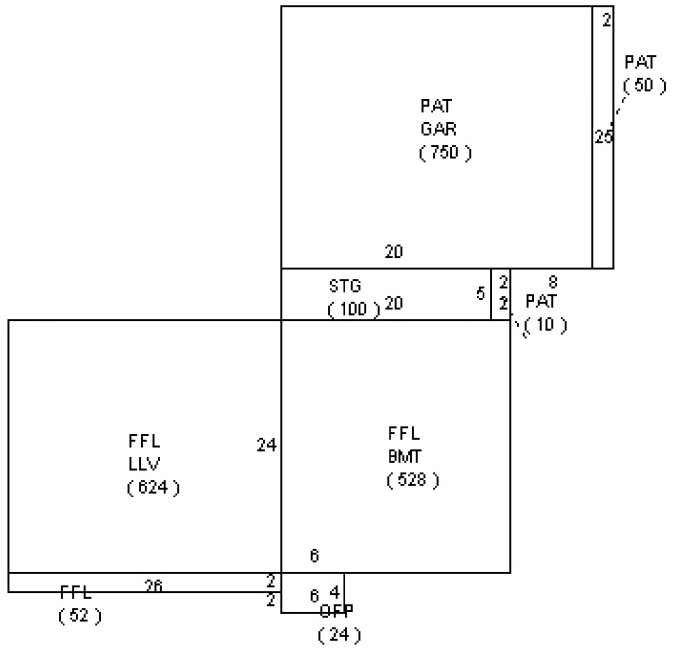
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	127.92
Special Features:	0	Val/Su Net:	69.50
Final Total:	280800	Val/Su SzAd	233.22

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,204	127.920	154,015
PAT	Patio	810	2.710	2,192
GAR	Garage	750	18.290	13,715
LLV	Lower Level	624	79.150	49,390
BMT	Basement	528	38.380	20,262
STG	Storage	100	7.980	798
OFP	Open Porch	24	43.890	1,053

	Net Sketched Area:	4,040		Total:	241,425
Size Ad	1204	Gross Are	4040	FinArea	1516

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	50	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

120.0-0006-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	